

Listing of the Claims:

Please amend the claims to read as follows:

1-3. (Canceled)

4. (Currently Amended) A The computer program product as in claim 16, wherein said retrieved information from the independent source includes at least one of: consumer's price index (CPI), prime lending rate (Prime), a currency exchange rate, a bond interest rate, a raw material price, auction results, election results, and ballot proposition results.

5-11. (Canceled)

12. (Currently Amended) An automated commerce management system comprising:

a plurality of remotely connected terminals, wherein a first terminal of the plurality of remotely connected terminals is configured to receive an input for a first contingency agreement between a plurality of parties, wherein the first contingency agreement is from a plurality of contingency agreements contracting parties entering information about contract conditions in said terminals and predetermining independent sources for each condition from whom the response received will be treated as a valid response for the condition;

a server couplable to the plurality of remotely connected terminals and configured to manage the plurality of contingency agreements, comprising: a storage maintaining a contingency agreement database, said contingency agreement database including contracting party information and condition information on each of a plurality of agreements, said condition information including:

at least one potential response satisfying each condition, and at least one milestone for each said potential response; and

a receiver configured to receive the input for the first contingency agreement from the first terminal;

a module couplable to the receiver and configured to:

identify from the input a contingency to be resolved;

determine a milestone for when a contingent event of the contingency is to occur;

determine an independent source configured to provide information with respect to the occurrence of the contingent event; and

identify when the milestone is reached;

an automatic data retriever couplable to the module and configured to retrieving retrieve information from the independent source condition response information from predetermined independent sources via at least one remotely connected computer when the milestone corresponding to a response is reached, wherein the module is further configured to:

determine from the retrieved information if the contingent event occurred;

determine if the contingency is resolved if determined that the contingent event occurred;

determine if the milestone is a deadline for when the contingency is to be resolved if determined that the contingent event did not occur; and

identify the contingency agreement as determinate with respect to the contingent event if determined that the contingency is resolved or that the milestone is the deadline; and

an automatic mailer couplable to the module and configured to notify the plurality of parties that the contingency agreement is determinate with respect to the contingent event if the module identifies the contingency agreement as determinate with respect to the contingent event.

13. (Currently Amended) A The commerce management system as in claim 12, further comprising wherein:

an automatic mailer notifying contracting parties a corresponding agreement has failed when a response to a condition indicates said condition cannot be satisfied each contingency is one of the group consisting of:

a condition precedent; and

a condition subsequent; and
notifying the plurality of parties comprises notifying the plurality of parties that the
contingency agreement has failed when the contingent event:
did not occur if the contingency is condition precedent; or
occurred if the contingency is condition subsequent.

14. (Canceled)

15. (Currently Amended) A The commerce management system as in claim 12 wherein
said the retrieved information includes a mortgage rate.

16. (Currently Amended) A computer program product for automatically managing a
plurality of contingency agreements automated commerce management, said computer
program product comprising a computer usable medium having computer readable
program code thereon, said computer readable program code comprising:

computer readable program code means for logging conditions for each of a
plurality of agreements and for each logged condition identifying at least one potential
response as indicating satisfaction and at least one milestone for each said potential
response, and receiving a first contingency agreement of the plurality of contingency
agreements, wherein the first contingency agreement is between a plurality of parties;
computer readable program code for identifying from the first contingency
agreement a contingency to be resolved;

computer readable program code for determining a milestone for when a contingent
event of the contingency is to occur;

computer readable program code for predetermining an independent source[[s]] for
each condition from whom the response received will be treated as a valid response for the
condition configured to provide information with respect to the occurrence of the
contingent event;

computer readable program code for identifying when the milestone is reached;

computer readable program code means for retrieving information related to responses to each condition from the predetermined independent source[[s]] when the milestone corresponding to a response is reached;

computer readable program code means for checking said retrieved information to determine whether said agreement is determinate; and

computer readable program code for determining if the contingent event occurred from the retrieved information;

computer readable program code for determining if the contingency is resolved if determined that the contingent event occurred;

computer readable program code for determining if the milestone is a deadline for when the contingency is to be resolved if determined that the contingent event did not occur;

computer readable program code for identifying the contingency agreement as determinate with respect to the contingent event if determined that the contingency is resolved or that the milestone is the deadline; and

computer readable program code means for notifying contracting the plurality of parties when said agreements that the contingency agreement is determinate with respect to the contingent event if determined that the contingency is resolved or that the milestone is the deadline.

17-21. (Canceled)

22. (Currently Amended) A commerce management system as in claim 12, wherein said condition response information from the independent source includes at least one of: consumer's price index (CPI), prime lending rate (Prime), a currency exchange rate, a bond interest rate, a raw material price, auction results, election results, and ballot proposition results.